

DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, JANUARY 11, 2010

A. CALL TO ORDER AND PLEDGE OF *ALLEGIANCE*

The meeting was called to order at 7:33 by Trustee Semifero in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL: President Keough-absent (arrived at 7:40 pm)

J. Carson	P. Cousins
D. Fisher	J. Semifero
J. Smith	R. Tell-absent (arrived at 7:40 pm)

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting Minutes - December 28, 2009

Motion Smith; support Carson to approve the minutes of the Regular Council Meeting of December 28, 2009.

Unanimous voice vote for approval with Trustee Tell and President Keough absent

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the following changes:

L-4 REMOVE Consideration of: Proposal from Ferguson Advisory Services, LLC

ADD Consideration of: Setting a date and time for a Council Work Session within the next 30 days for the purpose of discussing and setting the direction for a Village Economic Development Plan

L-5 ADD Consideration of: Additional Sewer Lining

Unanimous voice vote for approval with Trustee Tell and President Keough absent

F. PUBLIC HEARINGS

Action on each public hearing will be taken immediately following the close of the hearing
Dexter Research Center request for Industrial Facilities Tax Exemption

Hearing was opened at 7:38 pm. Robert Toth, Jr. of 4869 Meadowlark Lane, Dexter, and President of the Dexter Research Center, addressed Council regarding the tax exemption request.

Trustee Tell and President Keough entered the meeting at 7:40 pm

The public hearing was closed at 7:41 pm

**ACTION – Consideration of: RESOLUTION APPROVING THE REQUEST
FROM DEXTER RESEARCH CENTER FOR AN
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE FOR REAL AND PERSONAL
PROPERTY**

Motion Fisher; support Cousins to approve the request from Dexter Research Center, 7300 Huron River Drive, Dexter for an Industrial Facilities Exemption Certificate in the total amount of \$1,622,000 for real and personal property for the period of 12 years.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. December Citation Report

I. REPORTS

1. Community Development Manager – Allison Bishop – written report only
General Code Amendment – Subdivision Ordinance
General Code Amendment - Planning Commission Ordinance
Zoning Ordinance Amendment – Baker Road Corridor
Question raised on the listing of four meetings per year for the planning commission with the explanation that this is the state minimum standard and Dexter will continue the to meet as in the past.

2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

Dexter Area Fire Department – Written update – Jim Seta

Questions were raised regarding the budget with Lima Township and allocating walk-in responses.

Western Washtenaw Area Value Express Representative – Jim Carson

Mr. Carson handed out the budget for 2009-2010 and questions were asked regarding income allocations.

3. Subcommittee Reports

None

4. Village Manager Report

Mrs. Dettling submits her report as per packet.

5. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough mentioned the future work sessions on the budget and Village manager's review; distributed a letter from Mrs. Dettling to local businesses regarding DTE; mentioned that Jolly Pumpkin is asking questions about the Martinrea building in the Industrial Park; scheduling a workshop on January 25 prior to the Council meeting with the Municipal Employees' Retirement System (MERS) representative; questioned why the annual audit was not submitted by January 1 and requested ideas for the next Town Hall meeting which usually would be held in the first quarter of the year.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$161,324.77

Motion Fisher; support Cousins to approve item 1 of the consent agenda as presented.

Unanimous voice vote for approval

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Ann Arbor Street Project

Rhett Gronevelt of Orchard, Hiltz and McCliment reported that the project is on tract, curbing will be installed in front of the Bluewater Building as well as on the south side of the street and discussed the crossing at Kensington Street. Request from Council for Rhett to check on the cost of constructing traffic bump-outs at Kensington as there are now at Inverness Street.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Site Plan Extension to November 26, 2011 for the proposed Mill Creek Terrace (8140 Forest) as recommended by the Planning Commission

Motion Cousins; support Semifero based on the information provided by the applicant, the recommendation of the Planning Commission and the provisions set forth in Section 21.04(E)9, Site Plan Extensions, the Village Council extends the Mill Creek Terrace final site plan until December 1, 2010 with the reflected change to coincide with the Downtown Development Authority's extension date.

Ayes: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough

Náys: None

Motion carries

2. Consideration of: 2010 Organizational Matters Resolution

Motion Semifero; support Smith to approve the 2010 Organizational Matters Resolution.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Smith and Keough

Nays: None

Motion carries

3. Consideration of: Special Event Liquor License for Arts, Culture & Heritage Committee Event

Motion Semifero; support Carson to approve the application for a special events liquor license for the Arts, Culture & Heritage Committee event on February 9, 2010.

Ayes: Tell, Carson, Cousins, Fisher, Semifero and Keough

Nays: Smith

Motion carries 6-1

4. Consideration of: Setting a date and time for a Council Work Session within the next 30 days for the purpose of discussing and setting the direction for a Village Economic Development Plan

Motion Carson; support Smith to set a work session with the Village Manager in the next 30 days for the purpose of discussing the Village Economic Development Plan.

Ayes: Carson, Cousins, Fisher, Smith, Semifero, Tell and Keough

Nays: None

Motion carries

5. Consideration of: Additional Sewer Lining

Motion Semifero; support Cousins to authorize \$29,000 for additional preventative maintenance sewer lining.

Ayes: Cousins, Fisher, Smith, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

M. COUNCIL COMMENTS

Cousins	Mentioned the passing of a long time Village employee and if there was any precedent for making a donation.
Fisher	Mentioned that it is a nuisance to have newspapers thrown in yards of non-subscribers; inquired on how the local snow ordinance removal is doing; and how does the Village handle parking enforcement in the winter time.
Carson	Requested that at the proposed January 23 Work Session Council have the final report for the Economic Advancement Program.
Jones	None

Smith	Thanked Sean Dalton for the correction printed in the Dexter Leader, however it did not appear online. Asked where televisions fit into trash collection, are they picked up as there has been one at the curb for a few weeks.
Semifero	Reported getting good comments and feedback on the Monument Park ice skating rink.
Tell	Thanked Council for flowers and well wishes. Doing all right.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Fisher; support Smith to adjourn at 9:00 pm.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: January 25, 2010

RESOLUTION # 1-2010

**RESOLUTION APPROVING THE REQUEST FROM
DEXTER RESEARCH CENTER FOR AN
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE FOR REAL AND PERSONAL
PROPERTY INVESTMENTS LOCATED AT 7300
HURON RIVER DRIVE, DEXTER MI**

The following resolution was offered by Member Fisher and seconded by Member Cousins.

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after duly noticed public hearing held on November 23, 2009 the Council by resolution established an Industrial Development District at 7300 Huron River Drive; and

WHEREAS, *Dexter Research Center*, has filed an application for an Industrial Facilities Exemption Certificate with respect to a real and personal property investment of \$1,622,000 for real property improvements and purchase of new equipment to be used in their facility located at 7300 Huron River Drive; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on January 11, 2010 at the Dexter Senior Center, 7720 Dexter-Ann Arbor Street, Dexter Michigan at 7:30 p.m., at which the applicant, the Assessor and a representative of each of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, *completion of the proposed investment* is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property this exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

RESOLUTION # 1-2010

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2. The application of *Dexter Research Center* for an Industrial Facilities Exemption Certificate with respect to real and personal property investment of \$1,622,000 for real property improvements and purchase of new equipment to be used in their facility located at 7300 Huron River Drive be approved as submitted.
3. The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of 12 (twelve) years. The applicant shall remain within the Village of Dexter during the period of time for which the individual applications for abatement has been approved. **If the applicant relocates within this period of time, the applicant shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.**

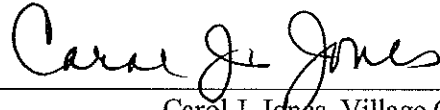
AYES: Cousins, Carson, Smith, Fisher, Tell, Semifero, Keough

NAYS: None

ABSENT: None

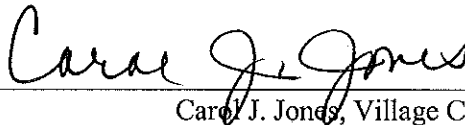
RESOLUTION DECLARED ADOPTED

THIS 11th DAY OF JANUARY 2010



Carol J. Jones, Village Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 11th day of January 2010, with a duly noticed public hearing held on January 11, 2010.



Carol J. Jones, Village Clerk

2-2010

**RESOLUTION FOR THE PURPOSE OF ESTABLISHING ORGANIZATIONAL MATTERS
FOR THE VILLAGE OF DEXTER**

At a regular meeting of the Village Council of the Village of Dexter, Michigan called to order by President Shawn Keough on January 11, 2010 at 7:30 p.m., the following resolution was offered:

Moved by: Semifero

Supported by: Smith

WHEREAS, the Village intends to utilize various firms and individuals for particular matters to coincide with the regular village election every November of even years, and

WHEREAS, the following firms and individual appointments can be changed as deemed necessary by Council by a simple majority vote of Council at any point during this time period.

NOW, THEREFORE, BE IT RESOLVED, that the Village Council does confirm using the following firms and individuals as needed in their respective responsibilities:

1. President Shawn Keough, Treasurer Marie Sherry, President Pro Tem Ray Tell, Assistant Village Manager Courtney Nicholls, and Village Manager Donna Dettling as Bank Signatories.
2. President Pro Tem - Ray Tell
3. Treasurer- Marie Sherry, January 2010 to November 2010. Reappointment or appointment required every even number year in November
4. Village Attorney for enforcement of Traffic Laws –Thomas Stringer
5. Miller, Canfield, Paddock and Stone as Attorney for bonding matters.
6. Dykema and Scott Munzel as Attorneys for other general legal matters.
7. Varnum, Riddering, Schmidt & Howlett, for Telecommunication legal matters.
8. Carlisle/Wortman Associates, Inc. as consultants for planning and zoning matters.
9. Orchard, Hiltz and McCliment for general consultant and engineering matters.
10. Jones & Henry and Williams & Works for specialized Water and Sewer Engineering and Consulting
11. Midwestern Consulting, Jim Valenta PE, Traffic Engineer/Public Works Project Support & Coordinator
12. Auditing – up for bid in 2010
13. Assistant Village Manager as Freedom of Information Officer.
14. Street Administrator- Ed Lobdell.
15. As representatives to the following organizations:
 - Huron River Watershed Council Paul Cousins
 - Planning Commission, Ex-officio Jim Carson

- Parks & Recreation Commission Ex-officio Joe Semifero
- Chamber of Commerce Paul Cousins
- Zoning Board of Appeals Ray Tell
- Dexter Area Fire Department Board Ray Tell, Jim Seta
- WATS Jim Carson, Alternate-Paul Cousins
- WAVE Jim Carson
- Utilities Committee Joe Semifero, Shawn Keough
- Facilities Committee Shawn Keough, Jim Smith
- Main Street Bridge Phase II Jim Carson, Jim Smith, Shawn Keough
- Stormwater Phase II Citizen Advisory Group Paul Cousins
- Healthy Communities Committee Paul Cousins
- SEMCOG Shawn Keough
- Dexter Farmer's Market Oversight Committee Ray Tell
- DHS- Gordon Hall Management Team Donna Fisher
- Former DAPCO Site Redevelopment Team Donna Fisher, Jim Carson
- Arts, Culture & Heritage Committee Paul Cousins

BE IT FURTHER RESOLVED, that the Village of Dexter is committed to the purchase of local goods and the use of local business, and

BE IT FURTHER RESOLVED, that the regular meeting of the Village Council shall be held the 2nd and 4th Monday of each month at 7:30 p.m. at the Dexter Senior Center – 7720 Dexter Ann Arbor Road.

That, all representatives shall report to Council as scheduled, review significant issues and proposals with Council for input and discussion, as needed, and forward copies of meeting agendas and minutes to Village Council in a timely fashion,

That the Regular Meeting of the Village Planning Commission shall be held the 1st Monday of each Month at 7:30 p.m. at the Dexter Senior Center – 7720 Dexter Ann Arbor Road.

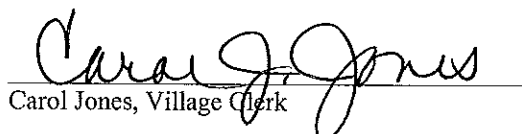
That the Regular Meeting of the Village Parks & Recreation Commission shall be held the 3rd Tuesday of each month at 7:00 p.m. at the Village Offices 8123 Main Street.

That the Regular Meeting of the Zoning Board of Appeals shall be held the 3rd Monday of each month at 7:00 p.m. at the Dexter Senior Center – 7720 Main Street. Meetings of the Z.B.A. will only be held when requests are pending.

AYES: Smith, Semifero, Tell, Cousins, Carson, Fisher, Keough

NAYS: None

RESOLUTION DECLARED ADOPTED THIS 11th DAY OF JANUARY 2010.


Carol Jones, Village Clerk